

058.B

0001

0011.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

Total Card / Total Parcel

135,000 / 135,000

135,000 / 135,000

135,000 / 135,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
34		CLARK ST, ARLINGTON

OWNERSHIP

Owner 1:	COLARUSSO PROPERTIES LLC	Unit #:	11
Owner 2:			
Owner 3:			

Street 1: 22 MILL ST SUITE 305

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: COLARUSSO ANTHONY M TRUSTEE -

Owner 2: ADEM NOMINEE TRUST -

Street 1: 22 MILL ST SUITE 305

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1962, having primarily Brick Exterior and 340 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 2 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6014																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	135,000			135,000		
Total Card	0.000	135,000			135,000	Entered Lot Size	
Total Parcel	0.000	135,000			135,000	Total Land:	
Source:	Market Adj Cost		Total Value per SQ unit /Card:	397.06	/Parcel: 397.0	Land Unit Type:	

APPRAISED:	135,000 /	Total Card	Total Parcel
USE VALUE:	135,000 /		
ASSESSED:	135,000 /		
		146808	
		GIS Ref	
		GIS Ref	
		Insp Date	
		12/04/17	

**USER DEFINED**

Prior Id # 1:	146808
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT	Date Time
12/10/20	19:59:30
LAST REV	Date Time
12/17/19	11:06:35
mmcmakin	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	131,300	0	.	.	131,300	131,300	Year End Roll	12/18/2019
2019	102	FV	120,100	0	.	.	120,100	120,100	Year End Roll	1/3/2019
2018	102	FV	99,900	0	.	.	99,900	99,900	Year End Roll	12/20/2017
2017	102	FV	93,100	0	.	.	93,100	93,100	Year End Roll	1/3/2017
2016	102	FV	93,100	0	.	.	93,100	93,100	Year End	1/4/2016
2015	102	FV	93,000	0	.	.	93,000	93,000	Year End Roll	12/11/2014
2014	102	FV	89,500	0	.	.	89,500	89,500	Year End Roll	12/16/2013
2013	102	FV	89,500	0	.	.	89,500	89,500		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COLARUSSO ANTHO	73575-558	1	11/1/2019	Convenience		1	No	No	
CORAK DARWIN &	41141-380		10/8/2003		83,000	No	No		
	18085-2		5/1/1987		69,500	No	No	Y	

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

Date	Result	By	Name
12/4/2017	Measured	DGM	D Mann
5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH								
Type:	7 - Condo Garden	Total:	1	Full Bath:	1	Rating:	Average	643-9437, Building Number 1.												
Sty Ht:	1 - 1 Story			A Bath:	Rating:															
(Liv) Units:	1	Total: 1		3/4 Bath:	Rating:															
Foundation:	1 - Concrete			A 3QBth:	Rating:															
Frame:	2 - Steel			1/2 Bath:	0	Rating:		Average												
Prime Wall:	7 - Brick			A HBth:	Rating:															
Sec Wall:			%	OthrFix:	Rating:															
Roof Struct:	4 - Flat			OTHER FEATURES																
Roof Cover:	4 - Tar & Gravel			Kits:	1	Rating:		Average												
Color:	BRICK			A Kits:	Rating:															
View / Desir:	N - NONE			Fpl:	0	Rating:		Average												
GENERAL INFORMATION				WSFlue:	Rating:															
Grade:	C - Average			CONDOS INFORMATION																
Year Blt:	1962	Eff Yr Blt:		Location:	F - Front															
Alt LUC:			Alt %:	Total Units:																
Jurisdict:			Fact:	Floor:	1 - 1st Floor															
Const Mod:				% Own:	6.929999828															
Lump Sum Adj:				Name:	8 - 6014															
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN								
Avg Ht/FL:	STD			Phys Cond:	AV - Average	30.	%	Exterior:				No Unit	RMS	BRS	FL					
Prim Int Wall:	2 - Plaster			Functional:				Interior:				1	2	1	0					
Sec Int Wall:				Economic:				Additions:												
Partition:	T - Typical			Special:				Kitchen:												
Prim Floors:	4 - Carpet			Override:				Baths:												
Sec Floors:				Total:	30.6 %			Plumbing:												
Bsmnt Flr:				CALC SUMMARY				Electric:												
Subfloor:				Basic \$ / SQ:	320.00	COMPARABLE SALES			Heating:											
Bsmnt Gar:				Size Adj.:	2.26470590	Rate	Parcel ID	Typ	Date	Sale Price	Totals									
Electric:	3 - Typical			Const Adj.:	1.02869344															
Insulation:	2 - Typical			Adj \$ / SQ:	745.500															
Int vs Ext:	S			Other Features:	32619															
Heat Fuel:	3 - Electric			Grade Factor:	1.00															
Heat Type:	6 - Elec Base/B			NBHD Inf:	0.68000001															
# Heat Sys:	1			NBHD Mod:				WtAv\$/SQ:	AvRate:	Ind.Val										
% Heated:	100			LUC Factor:	1.00															
Solar HW:	NO			Adj Total:	194541															
% Com Wall:			% Sprinkled:	Depreciation:	59529															
				Deprecated Total:	135011															
MOBILE HOME				Serial #:				Year:				Color:								
SPEC FEATURES/YARD ITEMS																				
PARCEL ID 058.B-0001-0011.0																				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value			
More: N	Total Yard Items:				Total Special Features:															
IMAGE AssessPro Patriot Properties, Inc																				